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## ENVIRONMENTAL REVIEW COMMITTEE REPORT

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**ERC MEETING DATE:** November 22, 2010

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**Project Name:** 2010 Comprehensive Plan Amendment

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**Owner/Applicant:** Merlino Land Development Co., Inc., 9125 10<sup>th</sup> Ave. S, Seattle, WA 98108 and AG/Virtu Sunset View, L.L.C., c/o VIRTU Investments, L.L.C. 456 Montgomery St. Ste 200, San Francisco, CA, 94104.

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**Contact:** David L. Halinen, Halinen Law Offices, P.S., 1019 Regents Blvd, Suite 202, Fircrest, WA 98466 and Charles Janway, Virtu Investments, L.L.C., 456 Montgomery St Ste. 200, San Francisco, CA, 94104.

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**File Number:** LUA08-146, ECF

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**Project Manager:** Vanessa Dolbee, Senior Planner

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**Project Summary:** #2010-M-01 SUNSET BLUFFS: This Map Amendment was continued from the 2009 Comprehensive Plan amendment cycle per the applicant's request. This amendment was submitted for three separate parcels located within the vicinity of the Sunset View Apartments at 2101 SW Sunset Boulevard. This proposal includes the SE corner of the Sunset View Apartments and abutting properties to the east. The request is comprised of two parts, which are as follows:

Part A (MLDC): Part A is made up of two tax parcels, approximately 27.09 acres in size. This amendment would re-designate the property from Residential Medium Density (RMD) and Residential Low Density (RLD) land use designations and Residential 10 (R-10) and Resource Conservation (RC) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning.

Part B (Virtu): part B is comprised of a portion of one tax parcel (0001400009) which is approximately 53,176 square feet in size. This amendment would re-designate 25,530 square feet of the property from Residential Medium Density (RMD) land use designation and Residential 10 (R-10) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning, 13,823 square feet of the property from RMD land use designation and R-10 zoning to Residential Multifamily (RM) land use designation and Residential Multi-Family (RM-F) zoning, and 13,824 square feet of the property from RM land use designation and RM-F zoning to EAV land use designation and IL zoning.

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**Project Location:** #2010-M-01 SUNSET BLUFFS - See Exhibit 1

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**STAFF RECOMMENDATION:** Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).

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**PART ONE: PROJECT DESCRIPTION / BACKGROUND**

The subject Comprehensive Plan Amendment was originally submitted to be reviewed during the 2009 Comprehensive Plan Amendment cycle. However, on November 2, 2009, a letter was received from David Halinen (applicant's contact) requesting the City defer the decision on the Comprehensive Plan Amendment until the next year's cycle. This request was made to allow time for an associated docket amendment request, D-41 *Office in the IL*, and resolution to the buffer proposed by Staff on the Virtu property. A second letter was received on November 12, 2010, amending the original request for CO zoning on the MLDC property to IL zoning. A third letter was received on November 17, 2010 requesting amendments to the original 2009 request for the Virtu property, these changes are described below in "*Part B (Virtu)*". On September 28, 2009 SEPA review was completed for the subject amendment. However, this review evaluated a CO zoning request on the MLDC property and IL zoning request on the Virtu Property. During this September 2009 Environmental Review a DNS was made for this map amendment. However, as small portions of the original request has been modified since 2009, staff is conducting SEPA Environmental Review on these parcels again.

A proposal for a Comprehensive Plan Amendment was submitted for three separate parcels located within the vicinity of the Sunset View Apartments at 2101 SW Sunset Boulevard. This proposal includes the SE corner of the Sunset View Apartments and abutting properties to the east. The request is comprised of two parts, which are as follows:

**Part A (MLDC):**

Part A includes the property owned by Merlino Land Development Company (MLDC) which is made up of two tax parcels (1323049006 and 1323049010) approximately 27.09 acres in size. This Comprehensive Plan Amendment would redesignate the MLDC property from Residential Medium Density (RMD) and Residential Low Density (RLD) land use designations and Residential 10 (R-10) and Resource Conservation (RC) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning. This site has currently been graded pursuant to the approved Sunset Bluffs preliminary plat.

**Part B (Virtu):**

Part B includes the property owned by AG/Virtu Sunset View, LLC (Virtu) which is comprised of a portion of one tax parcel (0001400009) approximately 53,176 square feet in size. This amendment would re-designate 25,530 square feet of the property from Residential Medium Density (RMD) land use designation and Residential 10 (R-10) zoning to Employment Area Valley (EAV) land use designation and Industrial Light (IL) zoning, 13,823 square feet of the property from RMD land use designation and R-10 zoning to Residential Multifamily (RM) land use designation and Residential Multi-Family (RM-F) zoning, and 13,824 square feet of the site from RM land use designation and RM-F zoning to EAV land use designation and IL zoning. The Virtu property is a vacant corner portion of the site of the existing Sunset View Apartments.

The subject site is bounded on the north by SW Sunset Boulevard and the east by a residential multi-family complex. Immediately south of the site is the BNSF railroad right-of-way and beyond the railroad is the Black River Riparian Forest. To the west of the site is the QIP property zoned IL (QIP property was the only portion of the original 2009 Comprehensive Plan Amendment request that moved forward and was approved in 2009).

**PART TWO: ENVIRONMENTAL REVIEW**

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

**A. Environmental Threshold Recommendation**

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

**Issue a DNS with a 14-day Appeal Period.**

**B. Mitigation Measures**

1. None required for this non-project action.

**C. Exhibits**

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| Exhibit 1 | #2010-M-01 SUNSET BLUFFS Vicinity Map           |
| Exhibit 2 | #2010-M-01 SUNSET BLUFFS Comprehensive Plan Map |
| Exhibit 3 | #2010-M-01 SUNSET BLUFFS Rezone Map             |

**Environmental Determination Appeal Process: Appeals or Comments on the environmental determination must be filed in writing on or before 5:00 PM, December 10, 2010.**

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.